

Robert Marshall
GRANTOR

BOOK 278 PAGE 423

WARRANTY

TO

DEED

Virginia L. Biggs, Unmarried
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Robert Marshall, do hereby sell, convey, and warrant unto Virginia L. Biggs, Unmarried the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 12, Mallard Creek Subdivision, in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 35, Pages 6-7, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1994 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 10th day of November, 1994.

Robert Marshall
Robert Marshall

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 10th day of November, 1994, within my jurisdiction, the within named Robert Marshall, who acknowledged that he executed the above foregoing instrument.

Garcia X Parker
Notary Public

My Commission Expires:

4/4/98

GRANTOR'S ADDRESS:
3277 Carrington Road
Memphis, TN 38111
Work Phone #: 901/324-7215
Home Phone #: Same

GRANTEE'S ADDRESS:
7380 Pintail
Horn Lake, MS 38637
Work Phone #: 901/369-4359
Home Phone #: 901/725-9240

THIS INSTRUMENT PREPARED BY:
Eric Sappenfield
97 Stateline Road East, Suite A
Southaven, Mississippi 38671
601/342-2170
No Title Work Requested

FILE NUMBER: 4415R0

STATE OF MISSISSIPPI - DESOTO CO. NB
FILED

Nov 15 10 25 AM '94

BK 278 PG 423
W.E. DAVIS CH. CLK.
By S. Cleveland &c